



## ZONING BOARD OF ADJUSTMENT

August 1, 2007

To Whom It May Concern:

The Zoning Board of Adjustment for the Town of Hampton will hold a public hearing on **Thursday, August 16, 2007**, at 7:00 PM, in the Selectmen's Meeting Room, 100 Winnacunnet Road to hear the following petitions:

- 37-07 The continued Appeal by Colsak Investment, LLC of Administrative Decision for property located at 426 Winnacunnet Road re denial of a building permit. This property is located at Map 208, Lot 48 in a RA/RB zone.
- 34-07 The continued petition of Nana Beach Realty Trust for property located at 30-36 River Avenue seeking relief from Articles 1.2, 1.6 (definition of stacked parking), 4.1.1, 4.5.1, 4.5.2, 4.5.3, 8.2.3, 8.2.4, 8.2.5 and 8.2.6 to construct a new two family duplex to replace the two units that were destroyed by fire in February of 2007. This property is located at Map 296, Lot 157 in a RB zone.
- 38-07 The petition of George & Donna Lynde for property located at 140 Kings Highway, Unit 10 seeking relief from Articles 1.3, 4.5.3 and 8.2.3 to construct a new 10x20 open deck with stairs on the south portion of the building and a new 8x8 storage shed on the east side of the property. This property is located at Map 183, Lot 18 in a RB zone.
- 39-07 The petition of MBA Realty Trust, thru John & Nancy McCaffery & Timothy & Linda Ahern, for property located at 22 Dover Avenue seeking relief from Articles 4.1.1, 4.5.1, 8.2.2, 8.2.3, 8.2.4, 8.2.5 and 8.2.6 to rebuild three units that were destroyed by fire. This property is located at Map 296, Lot 155 in a RB zone.
- 40-07 The petition of 845 Lafayette Ass. LLC for property located at 845 Lafayette Road seeking relief from Articles 5.4.2(d) and Table II to allow for 48 sq ft directory sign where 32 sq ft is allowed and 18' high where 12' high is allowed to accommodate sign visibility and safety. This property is located at Map 90, Lot 31 in a B zone.
- 41-07 The petition of KMJ Realty Trust, Pamela Nyhan, Trustee, for property located at 430 High Street seeking relief from Articles 1.3 and 6.3.9 to allow parking for functions, for guests from 100-148 to be provided at a remote, off-site municipal parking area with shuttle service to the site. This property is located at Map 166, Lot 7 in a RB zone.
- 42-07 The petition of Nana Beach Realty Trust, Andrew Guthrie, Trustee, for property located at 30-36 River Avenue seeking relief from Article 1.2, 1.6, 4.1.1, 4.5.1, 4.5.2, 4.5.3, 6.2, 6.3.9, 6.4.2, 8.2.3, 8.2.4, 8.2.5 and 8.2.6 to construct a new 2 family duplex to replace the 2 units that were destroyed by fire and which did not conform to dimensional requirements, to allow stacked parking, to allow the construction of a duplex on a lot containing 3,411 sq ft where 5,000 sq ft is required per dwelling unit, to allow a front yard setback of 4.7' where 20' is required, to allow a rear yard setback of 4'7" where 10' is required, to allow construction of a duplex which requires 6 off street parking spaces, to allow one parking space which is 3' off site, and to allow one parking space of approximately 9'x15' where 9'x18' is required, to allow a duplex which is 4.7' to 7.7' from front, side & rear yard setbacks and which is approximately 9' from the existing dwelling on the lot, where a distance of 40' from all points is required, to allow for a driveway which is approximately 2' away from the side of any building where 10' is required, to allow for a driveway which does not comply with new town subdivision streets and to allow for a new duplex with an open space buffer of 4.7' to 7.7' or

more around the boundaries of the site where 20' is required. This property is located at Map 296, Lot 157 in a RB zone.

**BUSINESS SESSION**

1. Adoption of Minutes
2. Preliminary Consultation re 125 Ocean Boulevard

**NOTE:** Petitions not called and in progress by 10:00 PM may be postponed to a later date.

Hampton Zoning Board of Adjustment  
Thomas McGuirk, Chairman